

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE MARTHA HIDDEN ESTATE, ET AL TRUST TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 11, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 819, PAGE 584.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS PHASE II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature]  
FOR POWHATAN CROSSING, INC. 6-8-05  
DATE

C. Lewis WALTRIP IV  
PRINTED NAME

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC TO THE MONTICELLO WOODS OWNERS ASSOCIATION BY DEED DATED JUNE 10, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 020014539.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS PHASE II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature]  
FOR THE MONTICELLO WOODS OWNERS ASSOCIATION 6-8-05  
DATE

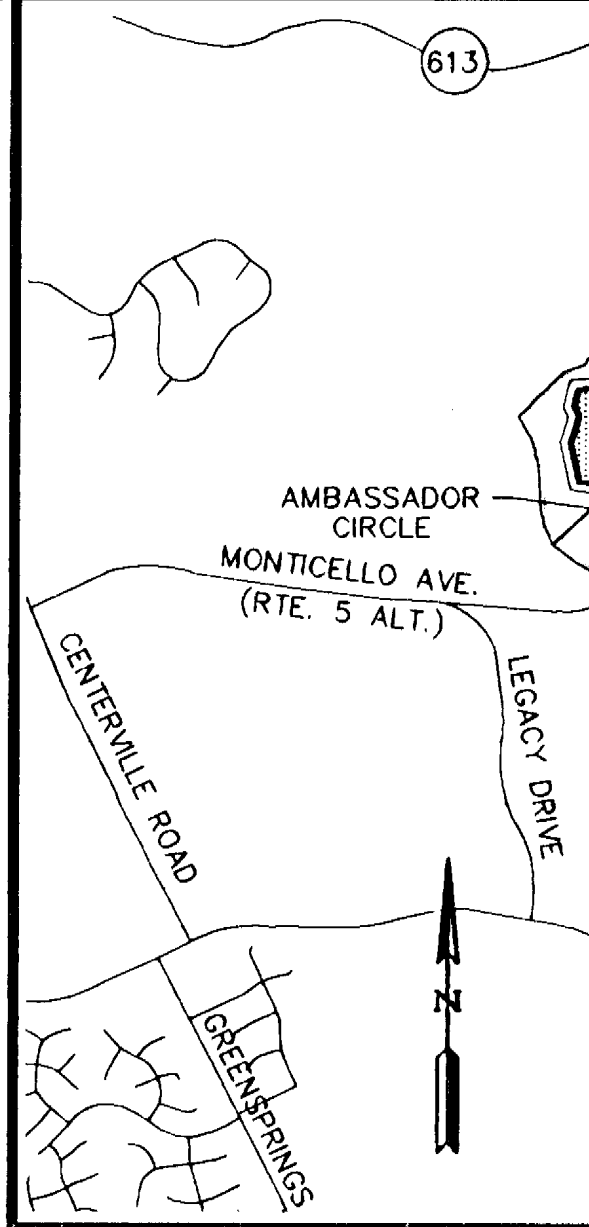
C. Lewis WALTRIP IV  
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, ROBERT M OLIVER  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 8TH DAY OF JUNE, 2005. MY COMMISSION EXPIRES 9-30-07.

**GENERAL NOTES**

1. PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
2. PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: #4100 MONTICELLO AVENUE
3. INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE MONTICELLO WOODS ARCHITECTURAL REVIEW BOARD  
FRONT 20'  
SIDE 5'  
REAR 10'  
FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS, FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR MONTICELLO WOODS AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MONTICELLO WOODS" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. THESE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
7. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. 510201-0035B, DATED 2/6/91
9. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019408 FOR PROFFERS)
11. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.



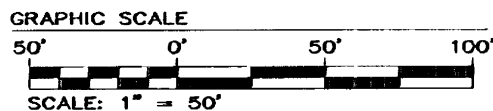
LOCATION MAP

AREA MONTICELLO

AREA OF RESIDENTIAL LOTS  
AREA OF RIGHT OF WAY  
AREA OF COMMON OPEN SPACE

#050017132

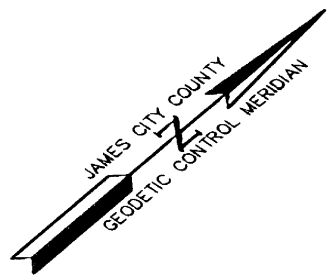
SEE SHEET 6 FOR CURVE DATA



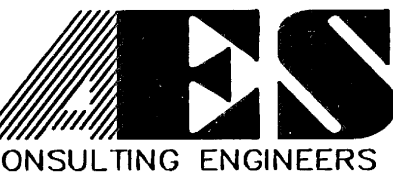
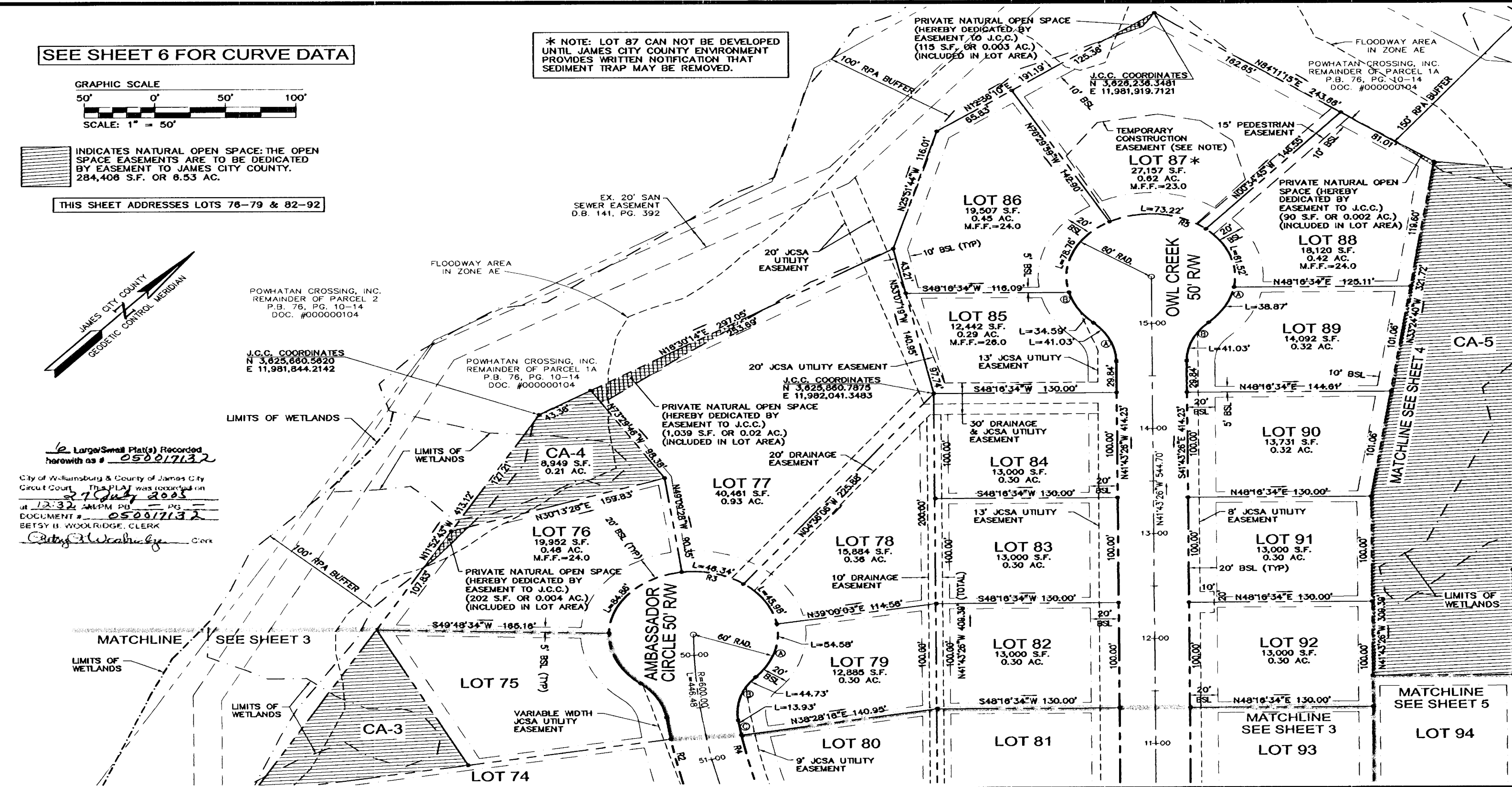
INDICATES NATURAL OPEN SPACE: THE OPEN SPACE EASEMENTS ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY. 284,408 S.F. OR 6.53 AC.

THIS SHEET ADDRESSES LOTS 76-79 & 82-92

\* NOTE: LOT 87 CAN NOT BE DEVELOPED UNTIL JAMES CITY COUNTY ENVIRONMENT PROVIDES WRITTEN NOTIFICATION THAT SEDIMENT TRAP MAY BE REMOVED.

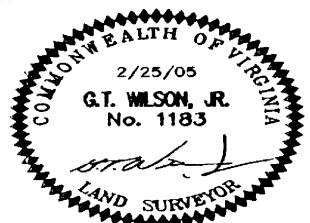


Large/Small Plat(s) Recorded herewith as # 050017132  
 City of Williamsburg & County of James City Circuit Court. This PLA was recorded on 27 July 2005 at 12:32 AM PM PG. 1  
 DOCUMENT # 050017132  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

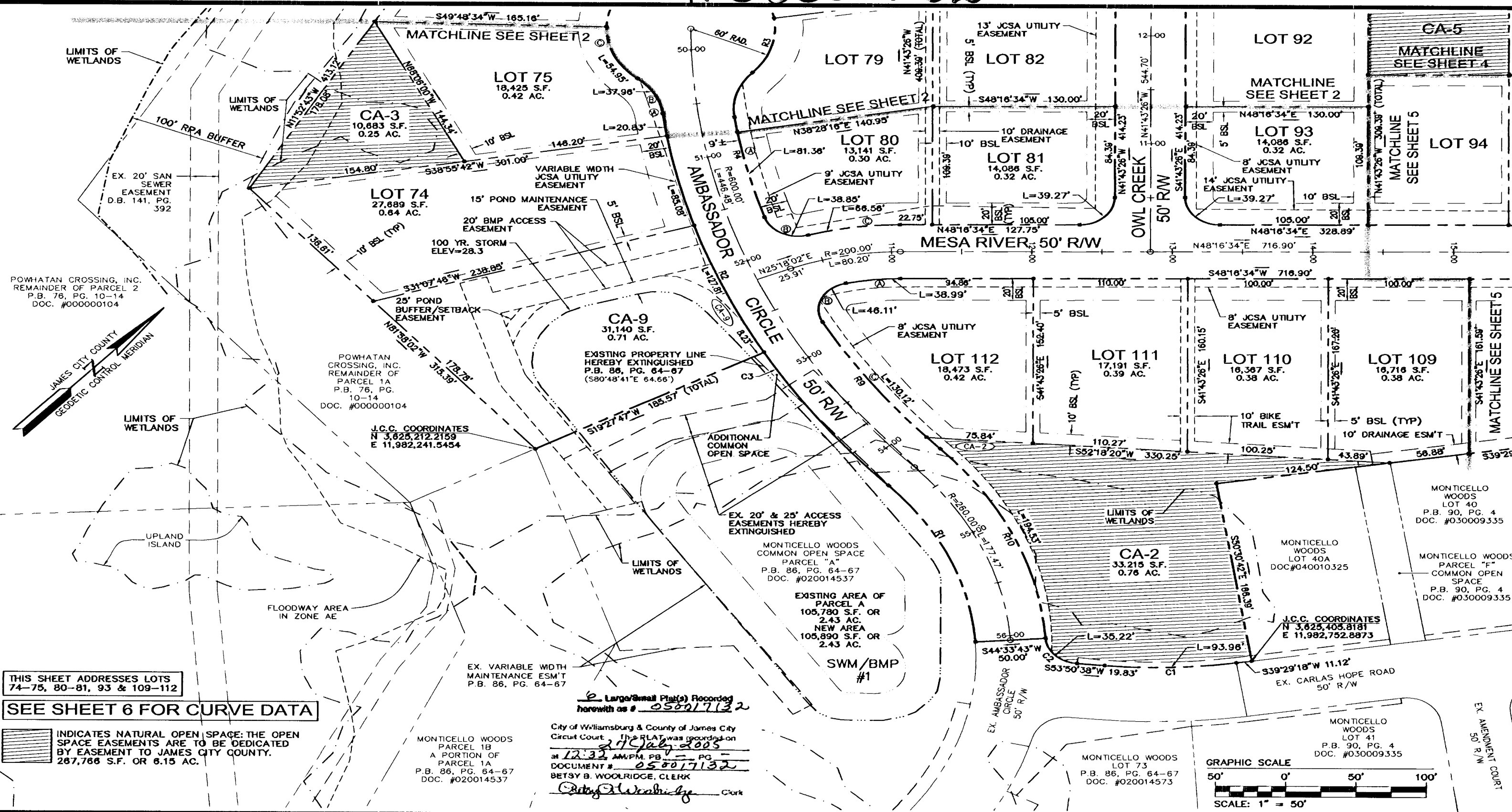
PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
 PHASE II  
 OWNED BY: POWHATAN CROSSING, INC.  
 LOTS 74 - 112 & 114 - 129  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/6/05	REVISED EASEMENT LABELS PER J.C.C. COMMENTS	VMB
2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VMB
1	4/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/1/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/25/05
Project No. 8130-6	
Drawing No. 2 OF 6	

#050017132



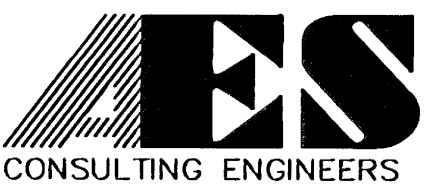
THIS SHEET ADDRESSES LOTS 74-75, 80-81, 93 & 109-112  
SEE SHEET 6 FOR CURVE DATA

INDICATES NATURAL OPEN SPACE: THE OPEN SPACE EASEMENTS ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY. 287,766 S.F. OR 6.15 AC.

MONTICELLO WOODS PARCEL 1B A PORTION OF PARCEL 1A P.B. 86, PG. 64-67 DOC. #020014537

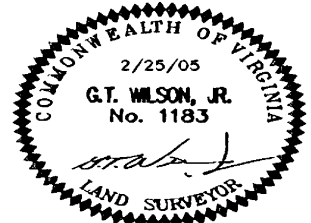
Large/Small Plat(s) Recorded herewith as # 050017132  
City of Williamsburg & County of James City Circuit Court This PLAT was recorded on 2/25/05 at 12:32 AM/PM P.B. PG. DOCUMENT # 050017132 BETSY B. WOOLRIDGE, CLERK

GRAPHIC SCALE  
50' 0' 50' 100'  
SCALE: 1" = 50'



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PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
PHASE II  
OWNED BY: POWHATAN CROSSING, INC.  
LOTS 74 - 112 & 114 - 129  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

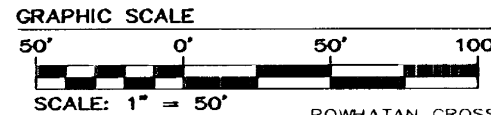


No.	DATE	REVISION / COMMENT / NOTE	BY
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2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VMB
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Designed	Drawn
VMB/JAG	AWT
Scale 1"=50'	Date 2/25/05
Project No. 8130-6	
Drawing No. 3 OF 6	

# #050017132

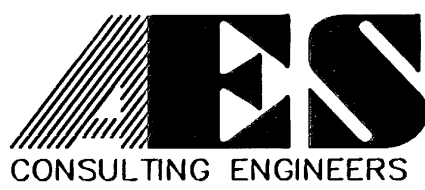
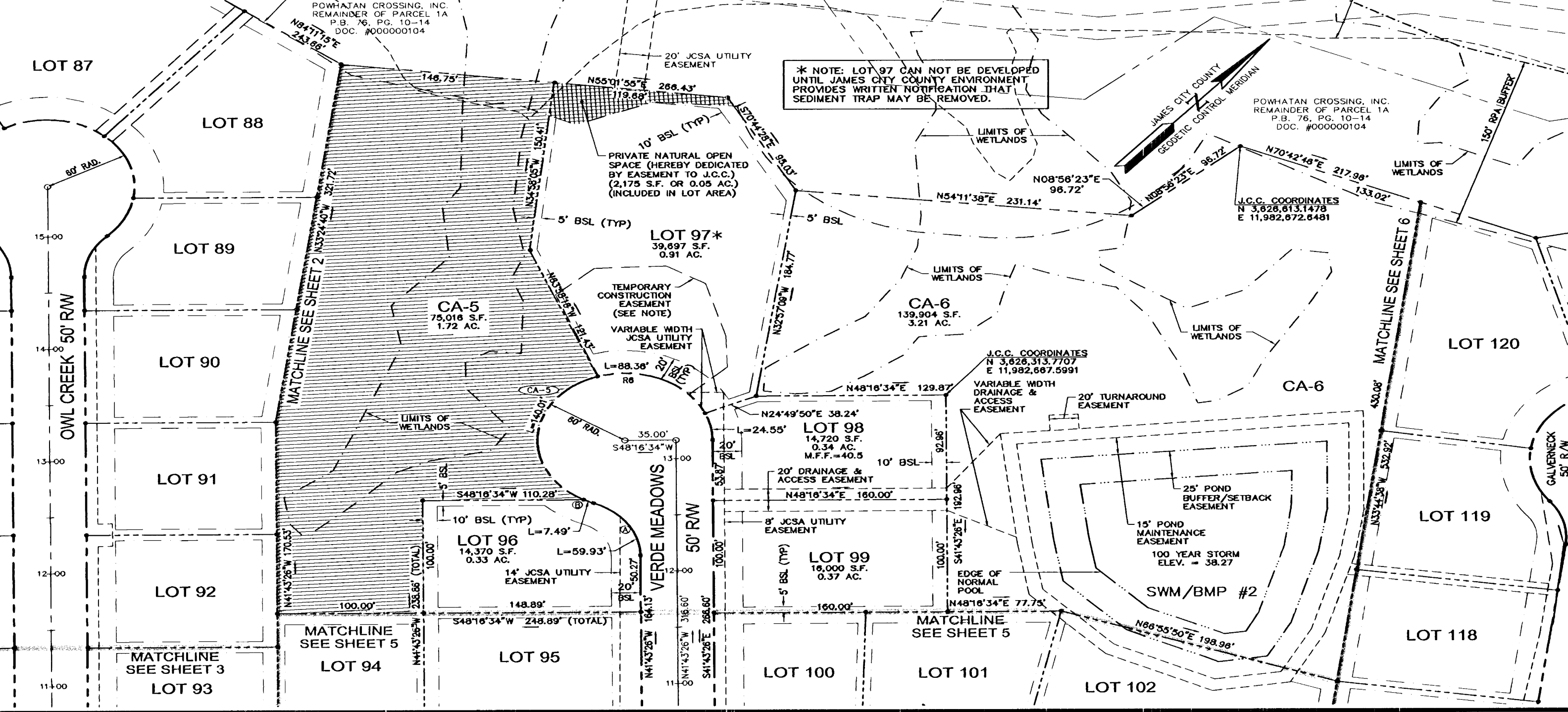
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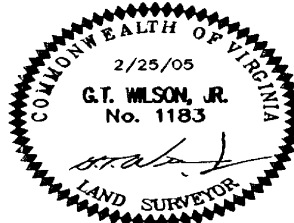
THIS SHEET ADDRESSES LOTS 96-99

6 Large/Small Plat(s) Recorded herewith as # 050017132  
 City of Williamsburg & County of James City Circuit Court The PLAT was recorded on 27 July 2005 at 12:32 AM PM. P.B. # 1232 DOCUMENT # 050017132 BETSY B. WOOLRIDGE, CLERK



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PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
 PHASE II  
 OWNED BY: POWHATAN CROSSING, INC.  
 LOTS 74 - 112 & 114 - 129  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

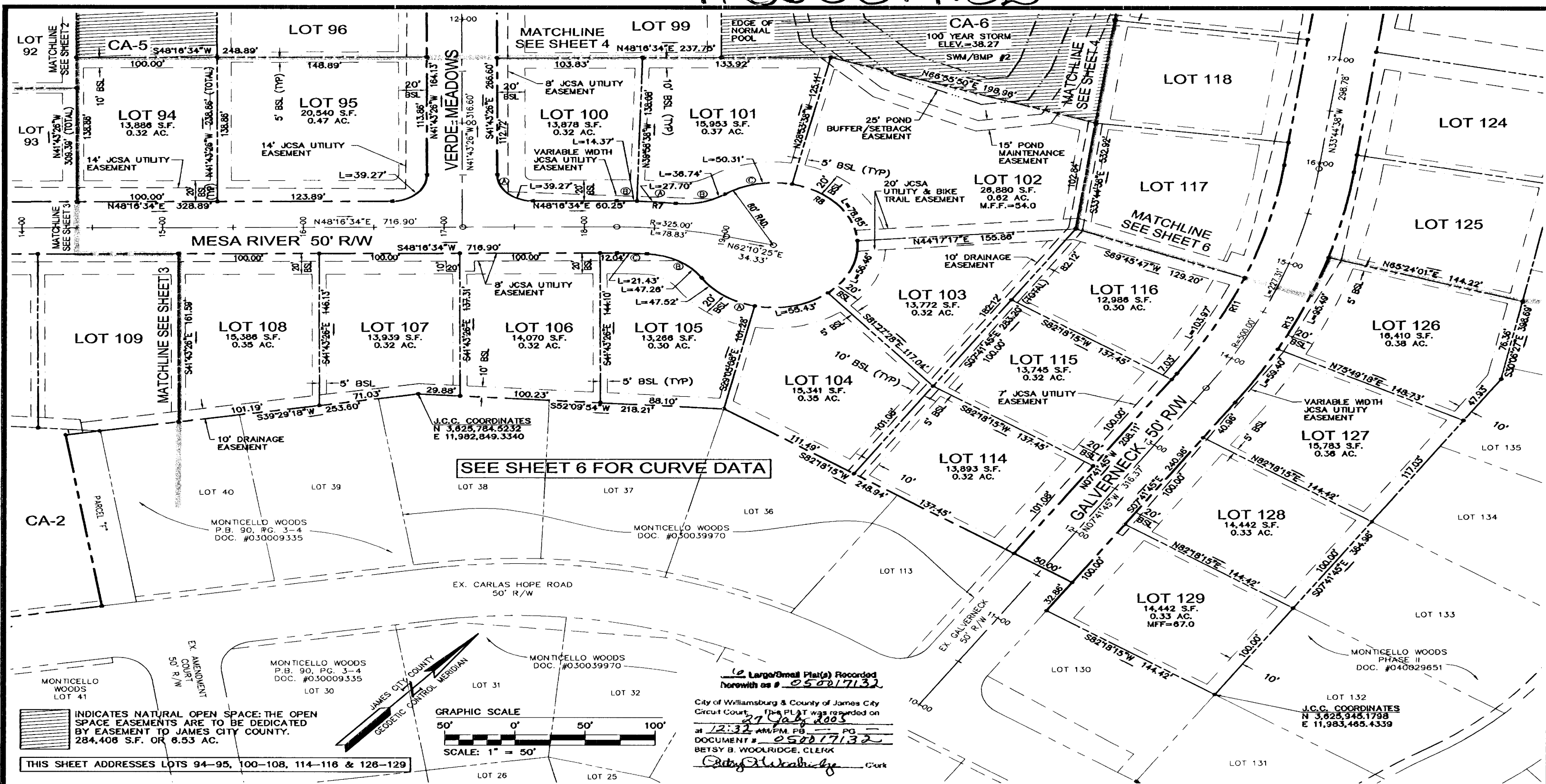


No.	DATE	REVISION / COMMENT / NOTE	BY
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2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VMB
1	4/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/1/05	VMB

Designed <b>VMB/JAG</b>	Drawn <b>AWT</b>
Scale <b>1"=50'</b>	Date <b>2/25/05</b>
Project No. <b>8130-6</b>	
Drawing No. <b>4 OF 6</b>	



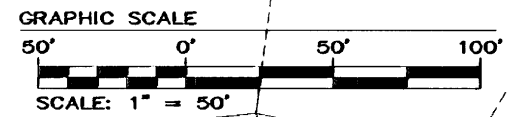
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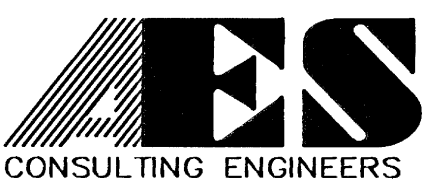
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THIS SHEET ADDRESSES LOTS 94-95, 100-108, 114-116 & 126-129

SEE SHEET 6 FOR CURVE DATA

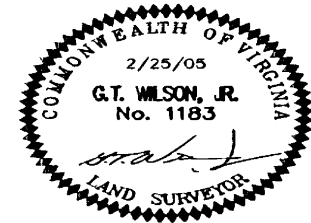


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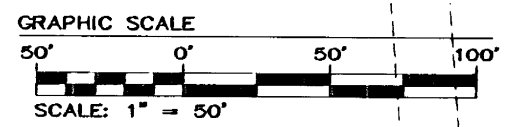
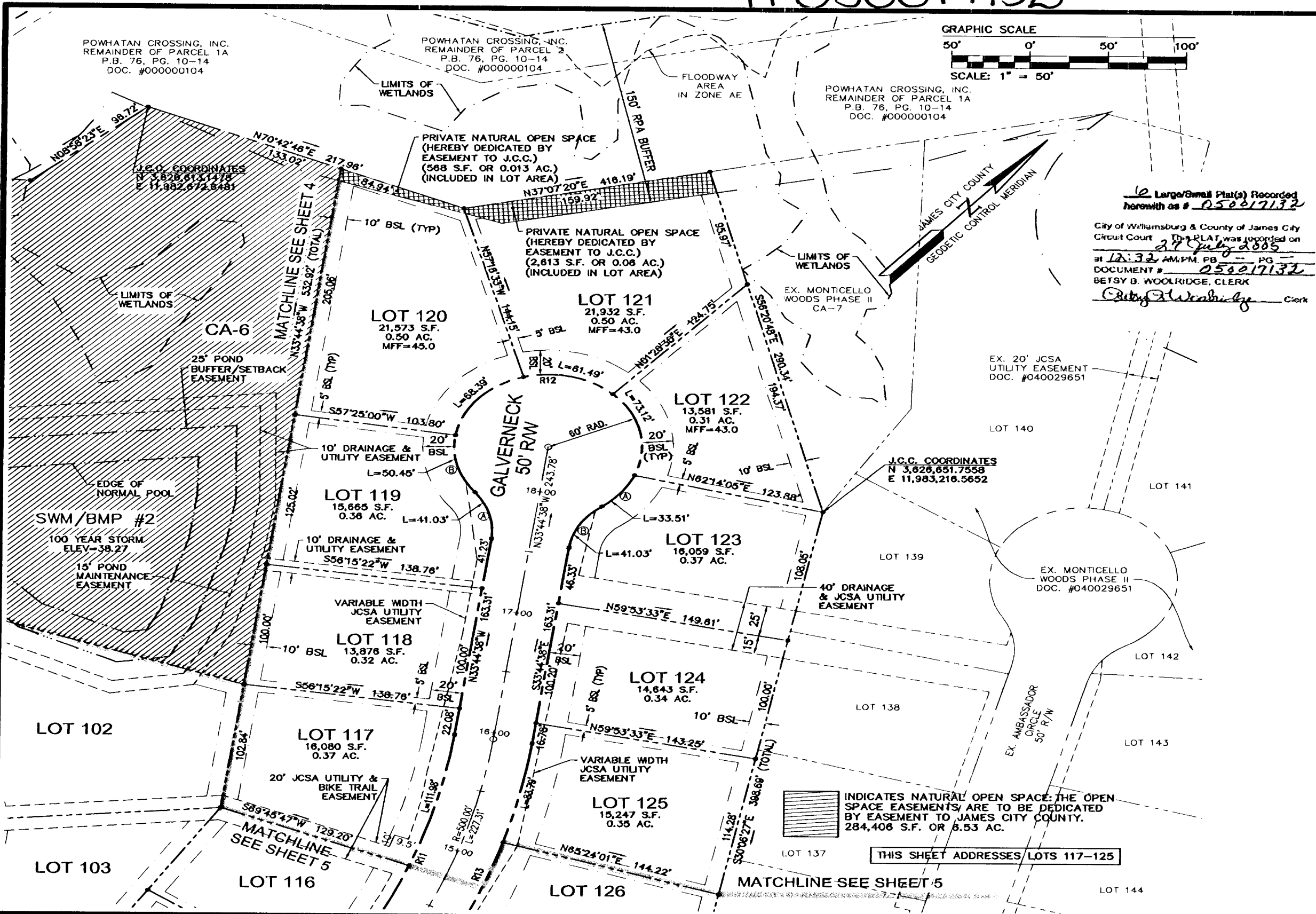
PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
 PHASE II  
 OWNED BY: POWHATAN CROSSING, INC.  
 LOTS 74 - 112 & 114 - 129  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/8/05	REVISED EASEMENT LABELS PER J.C.C. COMMENTS	VMB
2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VMB
1	4/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/1/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/25/05
Project No. 8130-6	
Drawing No. 5 OF 6	

# #050017132



LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
74	7°47'57"	625.00	85.08	42.60	85.01	S54°58'12"E
75A	1°54'34"	625.00	20.83	10.42	20.83	S50°06'57"E
75B	43°30'01"	50.00	37.96	19.95	37.06	S70°54'41"E
75C	52°28'15"	60.00	54.95	29.57	53.05	S66°25'34"E
76	81°01'58"	60.00	84.86	51.27	77.96	S00°19'33"W
77	44°15'14"	60.00	46.34	24.40	45.20	S62°58'09"W
78	43°54'24"	60.00	45.98	24.18	44.86	N72°57'02"W
79A	52°07'21"	60.00	54.58	29.34	52.72	N24°56'09"W
79B	51°15'27"	50.00	44.73	23.99	43.25	N24°30'13"W
79C	1°23'16"	575.00	13.93	6.96	13.93	S50°49'34"E
80A	8°08'26"	575.00	81.36	40.75	81.29	N55°34'25"W
80B	89°02'49"	25.00	38.85	24.59	35.06	S75°50'58"W
80C	16°57'01"	225.00	66.56	33.53	66.32	S39°48'04"W
81	90°00'00"	25.00	39.27	25.00	35.36	S03°16'34"W
85A	47°00'51"	50.00	41.03	21.75	39.89	S65°13'51"E
85B	33°01'43"	60.00	34.59	17.79	34.11	S72°13'25"E
86	75°12'34"	60.00	78.76	46.21	73.23	S18°06'16"E
87	69°55'14"	60.00	73.22	41.95	68.76	S54°27'38"W
88	58°45'02"	60.00	61.52	33.77	58.86	N61°12'14"W
89A	37°07'08"	60.00	38.87	20.14	38.19	N13°16'09"W
89B	47°00'51"	50.00	41.03	21.75	39.89	N18°13'00"W
93	90°00'00"	25.00	39.27	25.00	35.36	N86°43'28"W
95	90°00'00"	25.00	39.27	25.00	35.36	S03°16'34"W
96A	68°40'34"	50.00	59.93	34.16	56.41	S76°03'43"E
96B	7°09'17"	60.00	7.49	3.75	7.49	N73°10'38"E
97	84°22'41"	60.00	88.36	54.38	80.59	S72°38'29"W
98	23°26'44"	60.00	24.55	12.45	24.38	N53°26'48"W
100A	90°00'00"	25.00	39.27	25.00	35.36	S86°43'26"E
100B	2°21'09"	350.00	14.37	7.18	14.37	N49°27'09"E
101A	4°32'04"	350.00	27.70	13.86	27.69	S52°53'45"W
101B	42°05'52"	50.00	36.74	19.24	35.92	S34°06'51"W
101C	48°02'27"	60.00	50.31	26.74	48.85	S37°05'09"W
102	73°11'55"	60.00	76.65	44.56	71.55	N82°17'41"W
103	53°55'12"	60.00	56.46	30.52	54.40	N18°44'07"W
104	52°55'52"	60.00	55.43	29.87	53.48	N34°41'25"E
105A	45°22'26"	60.00	47.52	25.08	46.28	N83°50'34"E
105B	54°09'36"	50.00	47.26	25.56	45.52	N79°26'59"E
105C	4°05'37"	300.00	21.43	10.72	21.43	N50°19'23"E
112A	12°45'58"	175.00	38.99	19.58	38.91	N41°53'35"E
112B	105°40'23"	25.00	46.11	32.98	39.85	N17°19'35"W
112C	14°22'59"	575.00	144.34	72.55	143.97	N77°21'16"W
116	12°32'28"	475.00	103.97	52.19	103.76	N13°57'59"W
117	13°30'25"	475.00	111.98	56.25	111.72	N26°59'26"W
119A	47°00'51"	50.00	41.03	21.75	39.89	N57°15'03"W
119B	48°10'29"	60.00	50.45	26.82	48.98	N56°40'14"W
120	65°18'27"	60.00	68.39	38.45	64.75	N00°04'13"E
121	58°43'03"	60.00	61.49	33.75	58.83	N62°04'58"E
122	69°49'35"	60.00	73.12	41.88	68.68	S53°38'43"E
123A	32°00'08"	60.00	33.51	17.21	33.08	S02°43'51"E
123B	47°00'51"	50.00	41.03	21.75	39.89	S10°14'12"E
125	9°08'39"	525.00	83.79	41.98	83.70	N29°10'18"W
126	10°25'17"	525.00	95.49	47.88	95.36	N19°23'20"W
127	6°28'57"	525.00	59.40	29.73	59.37	N10°56'13"W

2 Large/Small Plat(s) Recorded herewith as # 050017132  
 City of Williamsburg & County of James City Circuit Court. This P.L.A.T. was recorded on 27 July 2005 at 12:32 AM/PM PB PG DOCUMENT # 050017132  
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*Betsy B. Woolridge* Clerk

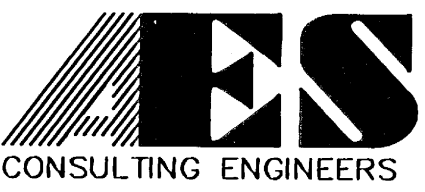
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	39°06'29"	235.00	160.40	83.47	157.31	N64°59'31"W
R2	35°23'08"	625.00	385.99	199.37	379.89	N66°51'13"W
R3	27°34'12"	60.00	286.71	—	82.00	N44°13'55"E
R4	9°29'42"	575.00	95.28	47.75	95.18	S54°52'47"E
R5	274°01'41"	60.00	286.96	—	81.82	N48°16'34"E
R6	248°40'37"	60.00	260.41	—	99.09	N13°56'18"E
R7	6°53'13"	350.00	42.07	21.06	42.04	N51°43'11"E
R8	273°27'52"	60.00	286.37	—	82.25	S30°12'09"E
R9	14°22'59"	575.00	144.35	72.55	143.97	S77°21'16"E
R10	39°06'29"	285.00	194.53	101.23	190.78	S64°59'31"E
R11	26°02'53"	475.00	215.95	109.87	214.09	N20°43'11"W
R12	274°01'41"	60.00	286.96	—	81.82	N56°15'22"E
R13	26°02'57"	525.00	238.68	121.44	236.63	S20°43'11"E

COMMON AREA CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA2	1°25'03"	575.00	14.23	7.11	14.22	N83°50'15"W
CA5	133°41'52"	60.00	140.01	140.32	110.34	N36°23'47"W
CA9	11°43'02"	625.00	127.82	64.13	127.59	S64°43'42"E

BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°21'20"	375.00	93.96	47.23	93.71	S46°39'58"W
C2	80°43'06"	25.00	35.22	21.25	32.38	N85°47'49"W
C3	13°57'33"	625.00	152.27	76.51	151.89	N77°34'00"W

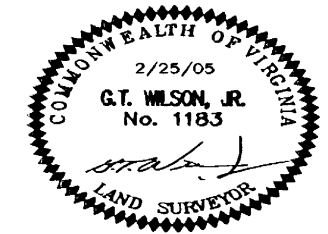
INDICATES NATURAL OPEN SPACE: THE OPEN SPACE EASEMENTS ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY. 284,406 S.F. OR 6.53 AC.

THIS SHEET ADDRESSES LOTS 117-125



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 Williamsburg, Virginia 23188  
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PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
 PHASE II  
 OWNED BY: POWHATAN CROSSING, INC.  
 LOTS 74 - 112 & 114 - 129  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/6/05	REVISED EASEMENT LABELS PER J.C.C. COMMENTS	VM
2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VM
1	4/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/1/05	VM

Designed	Drawn
VM/JAG	AWT
Scale	Date
1"=50'	2/25/05
Project No.	
8130-6	
Drawing No.	
6 OF 6	